

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
June 9, 2025**

START TIME: 7:00 p.m.

END TIME: 8:38 p.m.

MEMBERS PRESENT:

Larry Claycomb
Tracy Gleim
Jim O'Connell
Robynn Eppley
Steve Zeigler

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary to the Planning Commission
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Wes Beard
Tom Ryan

AGENDA:

Discussion and Possible Action on past minutes of May 27, 2025

Public Comment

- TPF 25-6 Discussion and Possible Action on Preliminary/Final Minor Lot Consolidation Plan for Carlisle Sports Emporium
(BOS action deadline August 6, 2025)
- TPF 25-9 Discussion and Possible Action on the application of Cumberland County PA S5, LLC and Sol America Energy, LLC for Conditional Use approval of Principal Solar Energy System on property at 320 S Middlesex Road, County Tax Parcel 21-08-0573-014
(BOS Public Hearing Scheduled for June 27, 2025)
- TPF 25-10 Discussion and Possible Action on Final Major Subdivision / Land Development Plans, Cumberland Preserve Phase 2B
(BOS action deadline September 3, 2025)
- TPF 23-25 Discussion and Possible Action on Final Lot Consolidation and Major Land Development Plan for Dunkin - Harrisburg Pike
(BOS action deadline September 3, 2025)

Township Staff Informational Comments with no discussion

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MEETING MINUTES:

Discussion and Possible Action on past minutes of May 27, 2025

Robynn Eppley made a motion to approve the minutes of the May 27, 2025, meeting as submitted. This was seconded by Steve Zeigler and passed unanimously.

Public Comment

Mr. Gleim asked if there was any public comment and there was none.

**TPF 25-6 Discussion and Possible Action on Preliminary/Final Minor Lot Consolidation Plan for Carlisle Sports Emporium
(BOS action deadline August 6, 2025)**

The applicant has requested to have this item tabled.
Larry Claycomb made a motion to table this item.
Steve Zeigler seconded the motion and it passed unanimously.

**TPF 25-9 Discussion and Possible Action on the application of Cumberland County PA S5, LLC and Sol America Energy, LLC for Conditional Use approval of Principal Solar Energy System on property at 320 S Middlesex Road, County Tax Parcel 21-08-0573-014
(BOS Public Hearing Scheduled for June 27, 2025)**

Charlie Suhr of Stevens & Lee Lawyers, Zane Geist, P.E., Project Manager of Integrated Consulting and Alviez Chagan, Solar Project Development Manager of SolAmerica Energy, were in attendance to represent the plan. Mr. Geist explained the proposed location and extent of the project. The solar panels will be no more than 15 feet tall.

Many questions were asked and answered.

William Dehart of 134 Horners Road was in attendance and had a comment that he is directly across Horners Road from the proposed ground mounted solar panel array site and is not in favor of this project, as he would see the proposed solar panel array from his house. He was given the opportunity to look at the plan and realized the proposed solar panel array is not directly across from his house along Horners Road, but is east of South Middlesex Road behind the existing barn.

Ashley Asper of 142 Horner's Road was in attendance and asked questions about fires at these solar arrays. Mr. Chagan responded that they have not experienced any fires but they do have an emergency response plan which will be submitted to the township, as required by law.

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William Dehart mentioned a known topographic swale to the west of S. Middlesex Road that may drain to and impact the area of the proposed solar panel array on the east side of S. Middlesex Road. Mr. DeHart stated that the swale frequently fills with water and asked the applicant to provide a solution. It was unclear if the swale had been identified by the SolAmerica Energy staff. Mark Carpenter asked direct questions and expressed concerns about possible solar panel malfunctioning due to surface water drainage from the swale. Mr. Chagan stated that the panels would not be affected by the water. Mr. Carpenter indicated this needed to be included in their application.

Mr. Geist stated that the Glare Model Results included in the Barrett Energy Resources Group Technical Memorandum dated May 5, 2025 identified (3) residences along Ridge Drive with impacts from predicted glare from the solar array. A resolution was identified in this document. Mr. Chagan described the process for implementation of the glare resolution; the process for monitoring preventative maintenance on the solar array; and the process for remediation when a potential failure occurs.

Robynn Eppley requested to delay a vote in this until the next Planning Commission meeting. She would like the time to investigate the location in more detail. The Planning Commission will make a recommendation at the next meeting on June 23rd.

Larry Claycomb moved to table this item at this time.
Steve Zeigler seconded it and it passed unanimously.

**TPF 25-10 Discussion and Possible Action on Final Major Subdivision / Land Development Plans, Cumberland Preserve Phase 2B
(BOS action deadline September 3, 2025)**

Drew Williams of 121 Will Farm LLC, was in attendance to represent the plan. This is the last phase of the project. He described the layout of the section. They have not received comments from Mr. Grove yet. Mr. Grove will have his comments for the next meeting.

**TPF 23-25 Discussion and Possible Action on Final Lot Consolidation and Major Land Development Plan for Dunkin - Harrisburg Pike
(BOS action deadline September 3, 2025)**

Peter Patel, the owner of the Dunkin franchise, was in attendance to represent the plan. Mark Carpenter gave an overview of the project. Mr. Grove will have his comments available at the next meeting.

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Township Staff Informational Comments with no discussion

Mr. Carpenter reported that due to lack of a quorum, the Board of Supervisors cancelled the meeting scheduled for June 4, 2025, and the new draft Zoning Ordinance will be discussed at their next meeting on June 27, 2025.

There being no further business, Larry Claycomb made a motion to adjourn the meeting. The motion was seconded by Steve Zeigler and passed unanimously at 8:38 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission